

1943 Profile of the Battery Park, Manhattan area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the
CUNY Graduate Center



www.urbanresearch.org • www.gc.cuny.edu

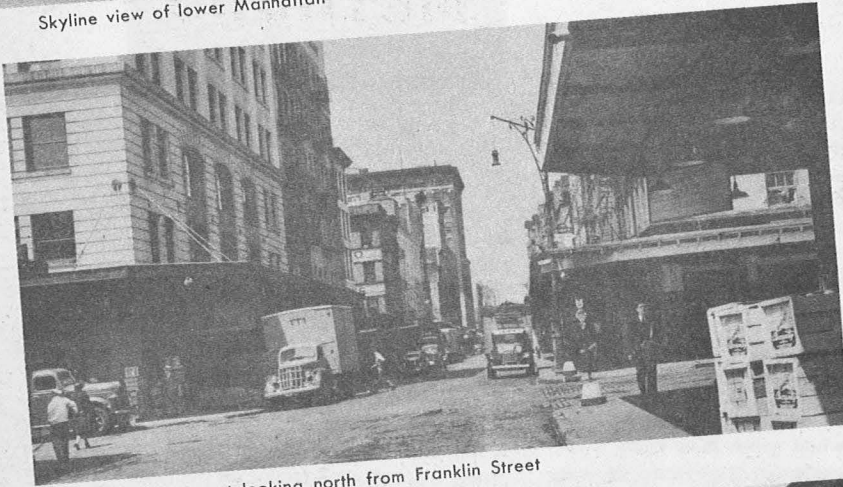
For other 1943 profiles, please visit www.1940snewyork.com



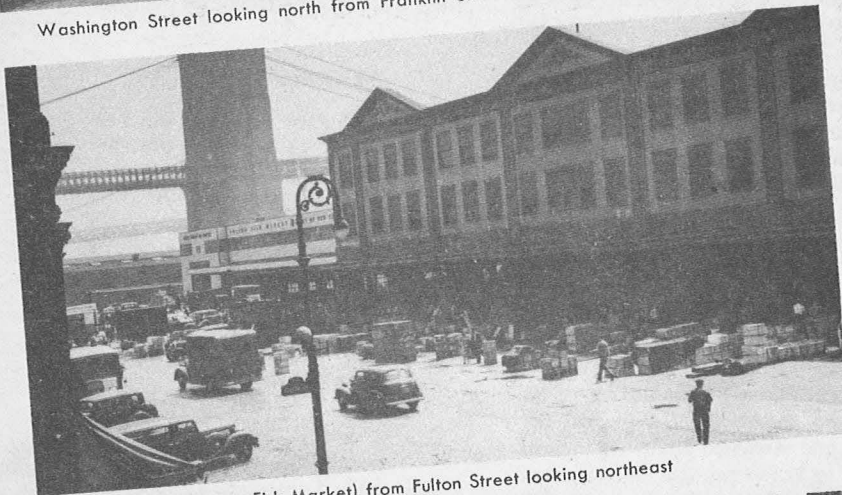
MANHATTAN 1

Battery Park

Skyline view of lower Manhattan



Washington Street looking north from Franklin Street



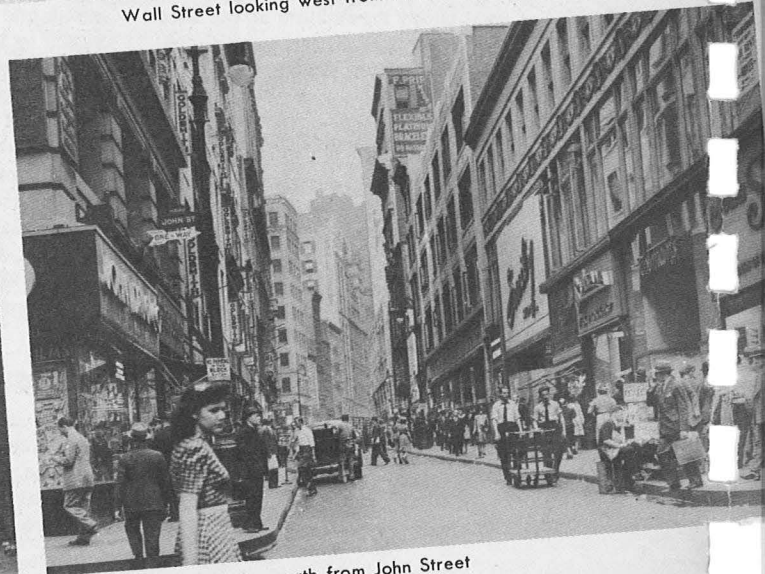
South Street (Fulton Fish Market) from Fulton Street looking northeast



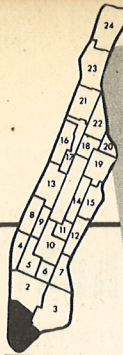
Wall Street looking west from Pearl Street



Broadway looking south from Vesey Street



Nassau Street facing north from John Street



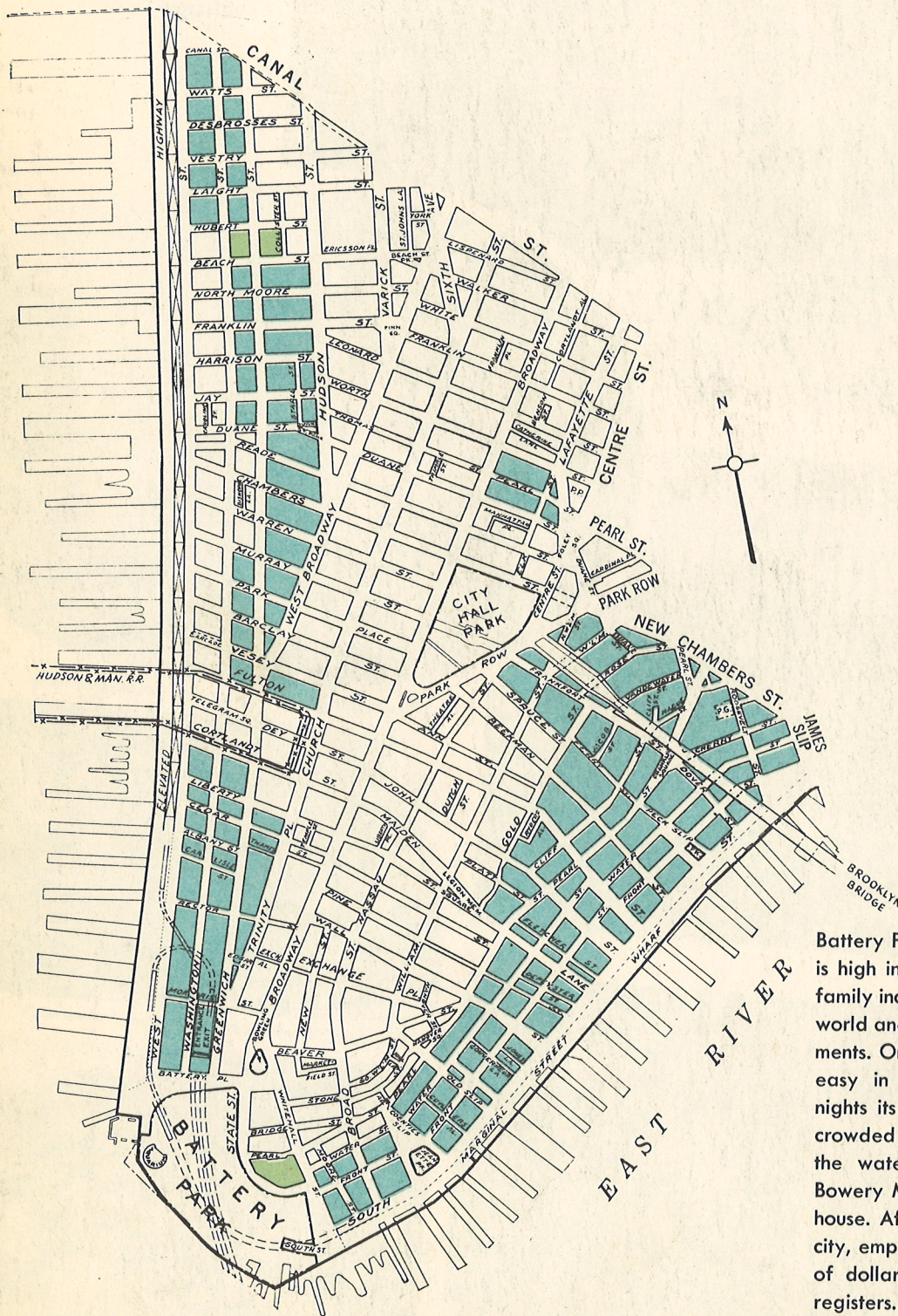
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

MANHATTAN

1

Battery Park



POPULATION	9,479
(larger than Port Angeles, Wash.)	
Native white	5,396
Foreign-born white	3,845
Negro	214
Other races	24

A small Czechoslovakian neighborhood at the foot of Greenwich Street, Italians, Spanish and Portuguese around Brooklyn Bridge.

FAMILIES	1,421
—owner families	21
—tenant families	1,400

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	5
100-149	6,000-9,999	5
75- 99	4,500-5,999	4
50- 74	3,000-4,499	17
30- 49	1,800-2,999	179
40- 49	2,400-2,999	37
30- 39	1,800-2,399	142
Under 30	Under 1,800	1,118
Unknown		93

Median family expenditure	\$1,205
Average family expenditure	\$1,365

RESIDENTIAL STRUCTURES	459
—one-family houses	46
—two-family houses	41
—three-or-more-family houses	372

Battery Park District follows no formula. It is high in purchasing power with meager family income. It is the money center of the world and most of its residents live in tenements. On summer days, its millionaires sit easy in air-cooled offices. On summer nights its sleeping babies are restless on crowded fire escapes. It is Wall Street and the waterfront, Trinity Church and the Bowery Mission, City Hall and Nick's flop house. After office hours, it is a phantom city, empty and dark. In daylight, millions of dollars pass through Broadway cash registers. Residential rents are mostly under \$30—paid by dock workers, scrub women, porters, factory employees. Two hundred years ago, this was little old New York!